



**Apartment 8 Richmond Village,  
St Josephs Way, Nantwich CW5 6TD**

**CHESHIRE  
LAMONT**

- A lovely ground floor apartment
- In a highly regarded position in a renowned location
- Enjoying a lovely position within the courtyard upon the renowned Richmond Village Estate
- Nearby to Nantwich town centre and local facilities
- Providing very pleasant aspects and surroundings and full benefits from Richmond Village care facilities if required
- Porch, hall, lounge, fitted kitchen and appliances, master bedroom with built in wardrobes and shower room
- Allocated parking space and visitor spaces available
- Early viewing recommended

### Agents Remarks

Nantwich is a charming and historic market town in South Cheshire countryside providing a wealth of period buildings, 12th Century church, cobbled streets, independent boutique shops, cafes, bars and restaurants, historic market hall, superb sporting and leisure facilities with an outdoor saltwater pool, riverside walks, lake and nearby canal network with highly regarded Junior and Senior schooling, nearby to the M6 Motorway at Junction 16 and Crewe mainline Railway Station

### Property Details

A pillared tiled pitch porch with step and external courtesy light leads to a sectional glazed panel door leading to:

### Reception Hall 11' 0" x 3' 9" (3.35m x 1.14m)

With wall mounted electric storage radiator, panel door to under stairs cupboard, a panel door to built-in airing cupboard with a lagged cylinder and a further panel door leads to:

### Shower Room 6' 11" x 6' 3" (2.11m x 1.90m)

With tiled walk-in shower area incorporating electric shower over, vanity wash hand basin, WC, chrome towel radiator, fully tiled walls, double glazed window, expulsion fan and wall mounted electric radiator.

### Lounge 11' 3" x 10' 6" (3.44m x 3.20m)

With a double glazed window to side elevation, electric storage radiator, television aerial point, central fireplace with an Oak fireplace surround incorporating a living flame electric fire and a sectional glazed door leads to:

### Kitchen 6' 7" x 10' 10" (2.00m x 3.30m)

Finished with an extensive range of base and wall mounted units comprising cupboards and drawers incorporating one and a half bowl sink unit, integrated fridge and freezer, plumbing for automatic washing machine, part tiled walls, expulsion fan, electric storage radiator and double glazed windows overlooking courtyard.

**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

### Bedroom 12' 2" x 11' 6" (3.70m x 3.51m)

With double glazed window to side elevation, electric storage radiator and two double folding and sliding doors to double wardrobes.

### Externally

This lovely ground floor apartment stands within the courtyard which benefits from lovely landscaped gardens and seating areas and a range of delightful plants, trees, flowers and shrubs. Allocated parking space/

### Services

Electric storage heating, mains water and electricity (not tested by Cheshire Lamont).

### Tenure

Leasehold Service/maintenance charges apply. For further information please contact us.

### Viewings

Strictly by appointment only via Cheshire Lamont.

### Directions

From our Nantwich office proceed along Hospital Street and continue past Churches Mansion and along London Road. Turn left into St Josephs Way and turn right into Richmond Village and turn right again into the courtyard. The apartment is on the left hand side.

